

#34 Pg 1

FILED
HAYS COUNTY, TEXAS
at 10:33 o'clock A.M.

Our Case Number: 24-06085-FC-3

MAY 07 2026

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 26, 2020, ERIN M. HEHNLY, AN UNMARRIED WOMAN, AND MARY A. HEHNLY, AN UNMARRIED WOMAN, executed a Deed of Trust/Security Instrument conveying to BAXTER & SCHWARTZ P.C., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS MORTGAGEE, AS NOMINEE FOR NATIONSTAR MORTGAGE, LLC D/B/A MR. COOPER, ITS SUCCESSORS AND ASSIGNS, in the payment of the debt described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 20052137 in the DEED OF TRUST OR REAL PROPERTY RECORDS of HAYS COUNTY, TEXAS; and

Erin M. Hehnly
County Clerk

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JUNE 2, 2026** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at On the front steps of the Hays County Government Building, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court in HAYS COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: LOT 8, BLOCK K, OF STONERIDGE SUBDIVISION SECTION 4, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD UNDER DOCUMENT NO. 18005519, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

Property Address: 721 BRIDGESTONE WAY, BUDA, TX 78610
Mortgage Servicer: NATIONSTAR
Noteholder: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

WITNESS MY HAND this 7th day of May, 2026

Angela Zavala

Sharlet Watts, Angela Zavala, Michelle Jones,
Resolve Trustee Services, LLC, Marinosci Law
Group, PC

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

FILED
HAYS COUNTY, TEXAS
at 2:33 o'clock P.M.
MAY 08 2026

NOTICE OF TRUSTEE'S SALE

DATE: May 8, 2026

Elaine H. Carson

COUNTY CLERK

DEED OF TRUST

Date: February 7, 2023

Grantor: JOYCE ANN PORTER

Beneficiary: LITTLE CITY INVESTMENTS, LLC

Trustee: ROBERT E. BLACK

Recorded in: Document No. 23004180, Real Property Records, Hays County, Texas.

PROPERTY:

14.98 acres, more or less, out of the Thomas Moore, Survey No. 12, Abstract No. 304, in Hays County, Texas, and being more particularly described in Deed of Trust recorded in Document No. 23004180, Real Property Records of Hays County, Texas.

NOTE SECURED BY DEED OF TRUST:

Date: February 7, 2023

Original Principal Amount: \$550,000.00

Holder: LITTLE CITY INVESTMENTS, LLC

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 A.M. and 4:00 P.M.): 2nd day of June, 2026.

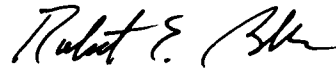
PLACE OF SALE OF PROPERTY (including county):

County Courthouse of Hays County, San Marcos, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 11:00 A.M., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military services to the sender of this notice immediately.



ROBERT E. BLACK
2499 S. Capital of Texas Hwy., A-205
Austin, Texas 78746
512-477-1964
Attorneyreb@yahoo.com

#36 Pg 1

FILED
HAYS COUNTY, TEXAS
at 10:31 o'clock A M

NOTICE OF FORECLOSURE SALE

MAY 11 2026

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Deed of Trust

Dated: October 1, 2019

Indebtedness (original amount): \$25,667.89

Grantor: Roman Sanchez and Carol Love Sanchez

Mortgagee: Acorn Land Corporation Inc

Recorded: Document # 20001270 in the Real Property Records of Hays County, Texas

PROPERTY

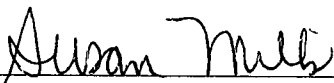
LOT 144, MORNINGWOOD, SECTION 3, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF RECORDED IN VOLUME 8, PAGES 307-312, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

DATE OF SALE June 2, 2026

EARLIEST TIME SALE WILL BEGIN 11:00 am

PLACE OF SALE OF THE PROPERTY At the Hays County Courthouse or as otherwise designated by the County Commissioners Court.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.



Dated May 8, 2026

Richard Duncan, Yanira Reyes, and/or Abstract/Trustees of Texas, LLC, Substitute Trustee Susan Mills
c/o Harrison & Duncan PLLC, 8700 Crownhill, Suite 505, San Antonio, Texas 78209

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FILED
HAYS COUNTY, TEXAS
at 10:28 o'clock A.M.

MAY 11 2026

NOTICE OF FORECLOSURE SALE

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Deed of Trust

Dated: September 10, 2009
Indebtedness (original amount): \$90,000.00
Grantor: Kim Ybarra and Manuel G Salinas Jr
Mortgagee: Country Affordable Homes, LLC
Recorded: Document # 90024541 in the Real Property Records of Hays County, Texas

PROPERTY

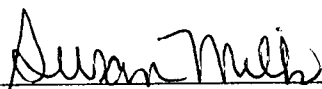
LOT 159, MORNINGWOOD, SECTION 3, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF RECORDED IN VOLUME 8, PAGES 307-312, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

DATE OF SALE June 2, 2026

EARLIEST TIME SALE WILL BEGIN 11:00 am

PLACE OF SALE OF THE PROPERTY At the Hays County Courthouse or as otherwise designated by the County Commissioners Court.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.



Dated May 8, 2026

Richard Duncan, Yanira Reyes, and/or Abstract/Trustees of Texas,
LLC, Substitute Trustee Susan Mills
c/o Harrison & Duncan PLLC, 8700 Crownhill, Suite 505, San Antonio, Texas 78209

#38 Pg 1

FILED
HAYS COUNTY, TEXAS
at 11:35 o'clock A M.

MAY 11 2026



COUNTY CLERK

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF TRUSTEE'S SALE

DATE: May 11, 2026

NOTE: Real Estate Lien Note described as follows:

Date: February 25, 2022
Maker: Slackers Investments, LLC
A Texas Limited Liability Company
Payee: Nexus Series B, LLC,
A Delaware Limited Liability Company
Original
Principal
Amount: \$227,500.00

DEED OF TRUST: Deed of Trust described as follows:

Date: February 25, 2022
Grantor: Slackers Investments, LLC
A Texas Limited Liability Company
Trustee: John M. Taylor or Cody R. Coughlin
of Taylor & Coughlin, PLLC, Trustee
Beneficiary: Nexus Series B, LLC,
A Delaware Limited Liability Company
Recorded: Document Number **22009583**, in the Official Public Records of **Hays County, Texas**.

LENDER: Nexus Series B, LLC,
A Delaware Limited Liability Company

BORROWER: Slackers Investments, LLC
A Texas Limited Liability Company

PROPERTY: The real property described as follows and any personal property described in the Deed of Trust:

Lot 7, Block 1, RIO VISTA TERRACE SUBDIVISION, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 132, Page 244, Deed Records of Hays County, Texas.

TRUSTEE: John M. Taylor or Cody R. Coughlin,
of Taylor & Coughlin, PLLC, Trustee

**TRUSTEE'S
MAILING**

ADDRESS: 5926 Balcones Drive, Suite 100, Austin, Texas 78731

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

June 2, 2026, the first Tuesday of the month, to commence at **10:00 A.M.**, or within three (3) hours after that time.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE SOUTH DOOR OF THE HAYS COUNTY GOVERNMENT CENTER AT 712 SOUTH STAGECOACH TRAIL, SAN MARCOS, TX 78666, OR AS OTHERWISE DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.**

NOTICE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold **AS IS, WHERE IS, AND WITH ALL FAULTS.**

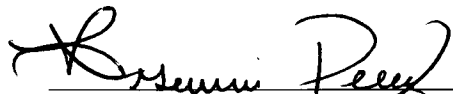
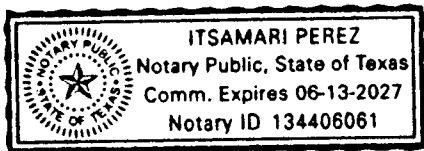
EXECUTED as of **May 11, 2026.**



Cody R. Coughlin, Trustee
Taylor & Coughlin, PLLC

STATE OF TEXAS §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me on the **11th** day of **May 2026**, by **Cody R. Coughlin** the **Trustee** for the purpose therein stated.


Notary Public, State of Texas

After recording, please return original to:
Taylor & Coughlin, PLLC
5926 Balcones Drive, Suite 100
Austin, Texas 78731

#39 Pg 1

FILED
HAYS COUNTY, TEXAS
at 11:35 o'clock A M.

MAY 11 2026



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF TRUSTEE'S SALE

DATE: May 11, 2026

NOTE: Real Estate Lien Note described as follows:

Date: February 11, 2022
Maker: JTJS Investments, LLC
A Texas Limited Liability Company

-as assigned to and assumed by-

Slackers Investments, LLC
A Texas Limited Liability Company

Payee: Nexus Series B, LLC,
A Delaware Limited Liability Company

Original
Principal
Amount: \$336,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: February 11, 2022
Grantor: JTJS Investments, LLC
A Texas Limited Liability Company

-as assigned to and assumed by-

Slackers Investments, LLC
A Texas Limited Liability Company

Trustee: John M. Taylor or Cody R. Coughlin

#39 Pg 2

of Taylor & Coughlin, PLLC, Trustee

Beneficiary: Nexus Series B, LLC,
A Delaware Limited Liability Company

Recorded: Document Number **22007111**, in the Official Public Records of **Hays County, Texas**.

LENDER: Nexus Series B, LLC,
A Delaware Limited Liability Company

BORROWER: JTJS Investments, LLC
A Texas Limited Liability Company

-as assigned to and assumed by-

Slackers Investments, LLC
A Texas Limited Liability Company

PROPERTY: The real property described as follows and any personal property described in the Deed of Trust:

Being a tract of land 50' off the most Northwestern side of Lot 4, Block 2, of the C.L. McGEHEE ADDITION to the City of San Marcos in Hays County, Texas, as shown on the plat of said Addition of record in Volume "H", Page 573, Deed Records of Hays County, Texas, as described in Exhibit "A" attached.

TRUSTEE: John M. Taylor or Cody R. Coughlin,
of Taylor & Coughlin, PLLC, Trustee

**TRUSTEE'S
MAILING**

ADDRESS: 5926 Balcones Drive, Suite 100, Austin, Texas 78731

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

June 2, 2026, the first Tuesday of the month, to commence at **10:00 A.M.**, or within three (3) hours after that time.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE SOUTH DOOR OF THE HAYS COUNTY GOVERNMENT CENTER AT 712 SOUTH STAGECOACH TRAIL, SAN MARCOS, TX 78666, OR AS OTHERWISE DESIGNATED**

BY THE COUNTY COMMISSIONER'S OFFICE.

NOTICE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.


RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold **AS IS, WHERE IS, AND WITH ALL FAULTS.**

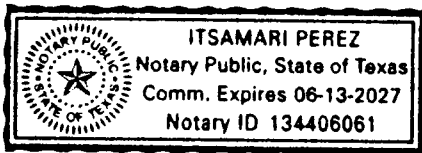
EXECUTED as of **May 11, 2026**.

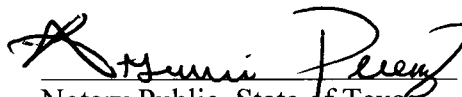


Cody R. Coughlin, Trustee
Taylor & Coughlin, PLLC

STATE OF TEXAS §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me on the **11th** day of **May 2026**, by **Cody R. Coughlin** the **Trustee** for the purpose therein stated.





Notary Public, State of Texas

After recording, please return original to:
Taylor & Coughlin, PLLC
5926 Balcones Drive, Suite 100
Austin, Texas 78731

EXHIBIT A

A tract of land fifty (50) feet off the most Northwestern side of Lot Number Four (4) in Block Number Two (2) of the C. L. McGehee Addition to the City of San Marcos, in said Hays County, Texas, a plat of said C. L. McGehee Addition being of record in Volume H, at page 573, Hays County Deed Records, the property conveyed hereby being more particularly described by metes and bounds as follows:

BEGINNING for the North corner of said Lot No. 4 at the South corner of Lot No. 6, the West corner of Lot No. 3, and East corner of Lot No. 5;

THENCE South 45 degrees W. 97.22 feet to the South corner of Lot No. 5; and West corner of Lot No. 4 on the N. E. line of Scott Street;

THENCE South 45 degrees East with the N. E. Line of Scott Street, 50 feet to the West Corner of the portion of said lot No. 4, conveyed by R. A. Mills and wife to A. O. Kroll;

THENCE North 45 degrees east with Kroll's N. W. Line 97.22 feet to his North corner on the S. W. line of Lot No. 3;

THENCE North 45 degrees West with the S. W. line of Lot No. 3, 50 feet to the PLACE OF BEGINNING, and being all of Lot No. 4 in said Block No. 2 of the said C. L. McGehee Addition to the City of San Marcos, except the piece of 97.22 by 116.67 feet off of the South or Southeast end of said lot conveyed to said A. O. Kroll.

This is the same property conveyed by and described in a deed, from F. W. Zimmerman and his wife, Willie N. Zimmerman to Grantor herein and her deceased husband, Alvestor Marburger, by deed dated July 27, 1951, and recorded at Volume 150, Pages 412 and 413 of the Deed Records of Hays County, Texas.

#40 Pg 1

HAYS COUNTY, TEXAS
at 11:35 o'clock A M

MAY 11 2026

Clair A. Cardenas
COUNTY CLERK

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NOTICE OF TRUSTEE'S SALE

DATE: May 11, 2026

NOTE: Real Estate Lien Note described as follows:

Date: October 26, 2022
Maker: Slackers Investments, LLC
A Texas Limited Liability Company
Payee: Nexus Series B, LLC,
A Delaware Limited Liability Company
Original
Principal
Amount: \$330,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: October 26, 2022
Grantor: Slackers Investments, LLC
A Texas Limited Liability Company
Trustee: John M. Taylor or Cody R. Coughlin
of Taylor & Coughlin, PLLC, Trustee
Beneficiary: Nexus Series B, LLC,
A Delaware Limited Liability Company
Recorded: Document Number **22050301**, in the Official Public Records of **Hays County, Texas.**

LENDER: Nexus Series B, LLC,
A Delaware Limited Liability Company

BORROWER: Slackers Investments, LLC
A Texas Limited Liability Company

PROPERTY: The real property described as follows and any personal property described in the Deed of Trust:

Lot 4, OAKRIDGE ESTATES, a subdivision in Hays County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 71, Plat Records, Hays County, Texas.

TRUSTEE: John M. Taylor or Cody R. Coughlin,
of Taylor & Coughlin, PLLC, Trustee

**TRUSTEE'S
MAILING**

ADDRESS: 5926 Balcones Drive, Suite 100, Austin, Texas 78731

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

June 2, 2026, the first Tuesday of the month, to commence at **10:00 A.M.**, or within three (3) hours after that time.

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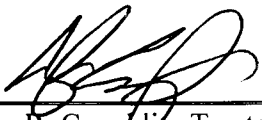
#40 Pg3

the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

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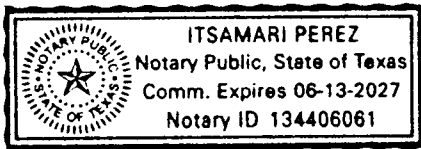
EXECUTED as of **May 11, 2026.**

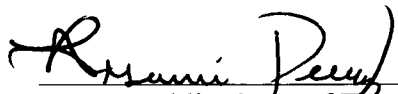


Cody R. Coughlin, Trustee
Taylor & Coughlin, PLLC

STATE OF TEXAS §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me on the **11th** day of **May 2026**, by **Cody R. Coughlin** the **Trustee** for the purpose therein stated.





Notary Public, State of Texas

After recording, please return original to:
Taylor & Coughlin, PLLC
5926 Balcones Drive, Suite 100
Austin, Texas 78731

MAY 11 2026



COUNTY CLERK

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF TRUSTEE'S SALE

DATE: May 11, 2026

NOTE: Real Estate Lien Note described as follows:

Date: October 20, 2022
Maker: Slackers Investments, LLC
A Texas Limited Liability Company
Payee: Nexus Series B, LLC,
A Delaware Limited Liability Company
Original
Principal
Amount: \$800,000.00

DEED OF TRUST: Deed of Trust described as follows:

Date: October 20, 2022
Grantor: Slackers Investments, LLC
A Texas Limited Liability Company
Trustee: John M. Taylor or Cody R. Coughlin
of Taylor & Coughlin, PLLC, Trustee
Beneficiary: Nexus Series B, LLC,
A Delaware Limited Liability Company
Recorded: Document Number **22049542**, in the Official Public Records of **Hays County, Texas**.

LENDER: Nexus Series B, LLC,
A Delaware Limited Liability Company

BORROWER: Slackers Investments, LLC
A Texas Limited Liability Company

PROPERTY: The real property described as follows and any personal property described in the Deed of Trust:

Being 1.1279 acres of land, more or less, out of and part of Lot 15, ORIGINAL TOWN OF SAN MARCOS, a subdivision in Hays County, Texas, according to the map or plat of record in Volume 46, Page 448, of the Deed Records of Hays County, Texas, situated in Hays County, Texas, being that same tract conveyed in Document No. 20043618, of the Official Public Records of Hays County, Texas and as more particularly described by metes and bounds in Exhibit "A" attached hereto.

TRUSTEE: John M. Taylor or Cody R. Coughlin,
of Taylor & Coughlin, PLLC, Trustee

**TRUSTEE'S
MAILING**

ADDRESS: 5926 Balcones Drive, Suite 100, Austin, Texas 78731

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

June 2, 2026, the first Tuesday of the month, to commence at **10:00 A.M.**, or within three (3) hours after that time.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE SOUTH DOOR OF THE HAYS COUNTY GOVERNMENT CENTER AT 712 SOUTH STAGECOACH TRAIL, SAN MARCOS, TX 78666, OR AS OTHERWISE DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.**

NOTICE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY

MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.


RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold **AS IS, WHERE IS, AND WITH ALL FAULTS.**

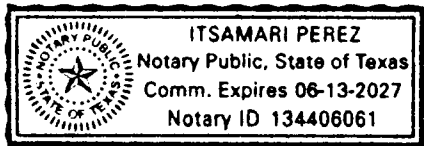
EXECUTED as of **May 11, 2026.**

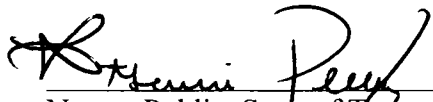


Cody R. Coughlin, Trustee
Taylor & Coughlin, PLLC

STATE OF TEXAS §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me on the **11th** day of **May 2026**, by **Cody R. Coughlin** the **Trustee** for the purpose therein stated.





Notary Public, State of Texas

After recording, please return original to:
Taylor & Coughlin, PLLC
5926 Balcones Drive, Suite 100
Austin, Texas 78731

#41 Pg 4

HAYES SURVEYING

202 SUNFLOWER DRIVE
KYLE, TEXAS 78640

Phone 512/268-4813
Fax 512/268-4824

EXHIBIT A

METES & BOUNDS DESCRIPTION FOR 1.1279 ACRES OF LAND

A tract of land containing 1.1279 acres out of and part of Lot Fifteen (15), in the Original Town of San Marcos, Hays County, Texas, according to the plat recorded in Volume 46, Page 448, of the Hays County Deed Records, said 1.1279 acres being that same tract, called Lot F, Part of Farm Lot 15, said Original Town of San Marcos, as conveyed in February of 2000 by a Special Warranty Deed from Charles R. Ramsay to Janette Pearson Ramsay as recorded and described in Volume 1635, Page 558, of the Official Public Records of Hays County, and also being described in a Warranty Deed recorded in Volume 201, Page 202, of the Hays County Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a ¼" iron rod found in the northwest right-of-way of Burleson Street for the accepted and used south corner of Lot Three (3), of the John Scott Subdivision, a subdivision in Hays County as described in Volume "R", Page 255, of the Hays County Deed Records, for the most easterly corner of the herein described tract and for the bearing basis used for this survey, from which for reference a 60D nail found at the intersection of the southwest right-of-way of Scott Street with the northwest right-of-way of Burleson Street, for the accepted east corner of said Lot 3, bears N 45° 50' 43" E, a distance of 131.26 feet;

THENCE S 46° 24' 19" W, along the Burleson Street right-of-way, a distance of 128.50 feet to cotton gin spindle set in a shared asphalt driveway for the most southerly corner of the herein described tract and the most easterly corner of the Allen Tract as described in Volume 501, Page 472, of the Real Property Records of Hays County, from which for reference a cotton gin spindle found in a rock pillar for the most southerly corner of the said Allen Tract bears S 46° 24' 19" W, a distance of 135.30 feet;

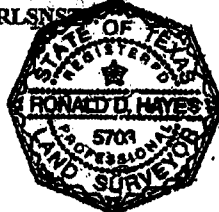
THENCE N 44° 48' 02" W, leaving the Burleson Street right-of-way, a distance of 433.21 feet to a 1" iron pipe found at the base of a wood fence post in the southeast property line of the Janette Ramsay Tract as recorded in Volume 1635, Page 560, of the Official Public Records of Hays County, for the most westerly corner of the herein described tract and for an exterior ell corner of the said Allen Tract;

THENCE N 45° 33' 51" E, a distance of 126.96 feet to a ¼" iron rod set in the southwest property line of the Munk Tract, called the southeast one-half of Lot 1 of the said John Scott Subdivision, for the most northerly corner of the herein described 1.1279 acre tract and the most easterly corner of the said Janette Ramsay Tract, from which for reference, a 5/8" iron rod found for the most northerly corner of the said Janette Ramsay Tract, the most westerly corner of the said Lot 1, said John Scott Subdivision and for the bearing basis used for this survey bears N 45° 00' 00" W, a distance of 165.21 feet;

THENCE S 45° 00' 00" E, and at approximately 57.5' passing the south corner of the said Munk Tract and the northwest corner of Lindsey Street, and at approximately 99.2 feet passing the southwest corner of Lindsey Street and the most westerly corner of Lot Two (2) said John Scott Subdivision, in all total distance of 435.10 feet to the POINT OF BEGINNING, containing 1.1279 acres.

This is to certify that this description of land represents an actual survey made on the ground under my supervision in January of 2009. Only those documents with a red surveyor's signature and an accompanying red surveyor's seal shall be deemed reliable and authentic. Reference the attached sketch marked EXHIBIT B, File # BRLSNS


Ronald D. Hayes, Registered Professional Land Surveyor, No. 5703



#42 Pg 1

FILED
HAYS COUNTY, TEXAS
at 10:28 o'clock A.M.

MAY 11 2026

NOTICE OF FORECLOSURE SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Deed of Trust

Dated: December 19, 2016

Indebtedness (original amount): \$95,000.00

Grantor: Maria Concepcion Reyes Cruz

Mortgagee: Texas Mortgage Capital Corporation

Recorded: Document # 17000547 in the Real Property Records of Hays County, Texas

PROPERTY

LOT 20, MORNINGWOOD, SECTION 2, A SUBDIVISION IN HAYS COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF RECORDED IN VOLUME 8, PAGE 58, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

DATE OF SALE June 2, 2026

EARLIEST TIME SALE WILL BEGIN 11:00 am

PLACE OF SALE OF THE PROPERTY At the Hays County Courthouse or as otherwise designated by the County Commissioners Court.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Dated May 8, 2026

Richard Duncan, Yanira Reyes, and/or Abstracts/Trustees of Texas, LLC, Substitute Trustee
Susan Mills
c/o Harrison & Duncan PLLC, 8700 Crownhill, Suite 505, San Antonio, Texas 78209

#43 Pg 1

FILED
HAYS COUNTY, TEXAS
at 8:33 o'clock A.M.

MAY 12 2026

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

RECITALS

Elaine H. Cardenas

CLERK

By Deed of Trust dated March 12, 2025 recorded under Instrument No. 25008673 in the Official Public Records of Hays County, Texas (the "Deed of Trust"), to which record reference is here made for all purposes, Plutus Properties, LLC (hereinafter called the "Mortgagor" whether one or more) granted, sold and conveyed to the Trustee named therein the Real Property described in Exhibit "A" attached hereto and made a part hereof for all purposes (said Real Property, together with any and all affixed buildings, improvements, fixtures, personal property, leases and rents from the Real Property, all easements, rights of way, and appurtenances, all water rights, and all other rights, royalties, and profits relating to the Real Property, including without limitation such rights as Mortgagor may have in all minerals, oil, gas, geothermal and similar matters, being collectively referred to herein as the "Property"), in order to secure payment of Promissory Note dated March 12, 2025, in the original principal sum of \$240,000.00 executed by Plutus Properties, LLC and made payable to the order of Simmons Bank (said promissory note, as modified or extended by any modifications or extensions thereof, being herein referred to as the "Note"), and payment of any and all other indebtedness secured by and described in the Deed of Trust.

Simmons Bank (hereinafter called "Beneficiary"), is the present legal owner and holder of the Note and the beneficiary of the Deed of Trust.

Pursuant to authority granted in the Deed of Trust, Beneficiary did appoint and designate the undersigned whose street address is 6700 N. New Braunfels Avenue, San Antonio, Texas 78209, as Substitute Trustee to act under the Deed of Trust instead of the original Trustee named therein.

The Note is in default and the entire unpaid balance thereof is due and payable and Beneficiary has demanded payment from the Mortgagor and intends to have the power of sale set forth in the Deed of Trust enforced.

Beneficiary has directed the undersigned, as Substitute Trustee, to enforce the power of sale granted under the Deed of Trust over the Property for the purpose of collecting the indebtedness secured thereby, after giving notice of the time, place and terms of such sale and of the property to be sold in compliance with the terms of the Deed of Trust and the laws of the State of Texas.

In accordance with the foregoing, I hereby give notice as set forth below.

NOTICE

I, James L. Hollerbach, Taylor Grantham, Sharlet Watts, Angela Zavala, Michelle Jones, and Richard Zavala, Jr., Substitute Trustee, hereby give notice that, after due publication of this Notice by posting it at the courthouse door of Hays County, Texas at least twenty-one (21) days preceding the date of the foreclosure sale of the Property (as

stated below), and after having filed this Notice in the Foreclosure Records of Hays County, Texas, at least twenty-one (21) days preceding the date of such sale, and after having given written notice at least twenty-one (21) days preceding the date of such sale by certified mail to each debtor obligated to pay the Note and the indebtedness secured by the Deed of Trust at the address of each such debtor according to the records of Beneficiary as required by the Deed of Trust and the laws of the State of Texas, I will sell the Property at public auction to the highest bidder or bidders for cash at the South Door of the Hays County Government Center at 712 South Stagecoach Trail, San Marcos, Texas or as designated by the County Commissioner's Office at 1:00 p.m. (at the earliest), or within three (3) hours thereafter, on June 2, 2026, that being the first Tuesday of that month.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Beneficiary's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. The sender of the Notice is Diann M. Bartek and can be notified of the active duty military service at 112 E. Pecan, Suite 1800, San Antonio, Texas 78205.

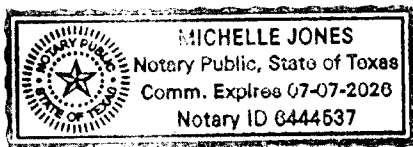
Executed in multiple originals on this 12th day of May, 2026.

Angela Zavala

James C. Hollerbach, Taylor Grantham, Sharlet Watts, Angela Zavala, Michelle Jones, and Richard Zavala, Jr.,
Substitute Trustee
6700 N. New Braunfels Avenue
San Antonio, Texas 78209

STATE OF TEXAS §
 §
COUNTY OF Hays §

This instrument was acknowledged before me on the 12th day of May, 2026, by ~~James L. Hollerbach, Taylor Grantham, Sharlet Watts, Angela Zavala, Michelle Jones, or Richard Zavala, Jr.~~ Substitute Trustee, on behalf of said Trust.



Michelle Jones
Notary Public, State of Texas

#43 Pg 3

REAL PROPERTY DESCRIPTION

Lot Thirty-one (31), Block "C", GREEN MEADOWS SECTION 28, a subdivision in Hays County, Texas, according to the map or plat thereof recorded in Volume 14, Page 377, Plat Records of Hays County, Texas.

Commonly known as 1106 Canada Wild Dr., Buda, Texas, 78610-5158

Exhibit "A"

#44 Pg 1

FILED
HAYS COUNTY, TEXAS
at 2:24 o'clock P M.

MAY 11 2026

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

RECITALS

Elaine H. Carlson

By Deed of Trust dated August 12, 2024, recorded under Document No. ~~24038128~~ ²⁴⁰³⁸¹²⁸ in the Official Public Records of Hays County, Texas (the "Deed of Trust"), to which record reference is here made for all purposes, Plutus Properties, LLC (hereinafter called the "Mortgagor" whether one or more) granted, sold and conveyed to the Trustee named therein the Real Property described in Exhibit "A" attached hereto and made a part hereof for all purposes (said Real Property, together with any and all affixed buildings, improvements, fixtures, personal property, leases and rents from the Real Property, easements, rights of way, appurtenances, water rights, and all other rights, royalties, and profits relating to the Real Property, including without limitation such rights as Mortgagor may have in all minerals, oil, gas, geothermal and similar matters, being collectively referred to herein as the "Property"), in order to secure payment of Promissory Note dated August 12, 2024, in the original principal sum of \$260,000.00 executed by Plutus Properties, LLC and made payable to the order of Simmons Bank (said promissory note, as modified or extended by any modifications or extensions thereof, being herein referred to as the "Note"), and payment of any and all other indebtedness secured by and described in the Deed of Trust.

Simmons Bank (hereinafter called "Beneficiary"), is the present legal owner and holder of the Note and the beneficiary of the Deed of Trust.

Pursuant to authority granted in the Deed of Trust, Beneficiary did appoint and designate the undersigned whose street address is 6700 N. New Braunfels Avenue, San Antonio, Texas 78209, as Substitute Trustee to act under the Deed of Trust instead of the original Trustee named therein.

The Note is in default and the entire unpaid balance thereof is due and payable and Beneficiary has demanded payment from the Mortgagor and intends to have the power of sale set forth in the Deed of Trust enforced.

Beneficiary has directed the undersigned, as Substitute Trustee, to enforce the power of sale granted under the Deed of Trust over the Property for the purpose of collecting the indebtedness secured thereby, after giving notice of the time, place and terms of such sale and of the property to be sold in compliance with the terms of the Deed of Trust and the laws of the State of Texas.

In accordance with the foregoing, I hereby give notice as set forth below.

NOTICE

I, James L. Hollerbach, Taylor Grantham, Sharlet Watts, Angela Zavala, Michelle Jones, and Richard Zavala, Jr., Substitute Trustee, hereby give notice that, after due publication of this Notice by posting it at the courthouse door of Hays County, Texas at least twenty-one (21) days preceding the date of the foreclosure sale of the Property (as

#44 Pg 2

stated below), and after having filed this Notice in the Foreclosure Records of Hays County, Texas, at least twenty-one (21) days preceding the date of such sale, and after having given written notice at least twenty-one (21) days preceding the date of such sale by certified mail to each debtor obligated to pay the Note and the indebtedness secured by the Deed of Trust at the address of each such debtor according to the records of Beneficiary as required by the Deed of Trust and the laws of the State of Texas, I will sell the Property at public auction to the highest bidder or bidders for cash at the South Door of the Hays County Government Center at 712 South Stagecoach Trail, San Marcos, Texas or as designated by the County Commissioner's Office at 1:00 p.m. (at the earliest), or within three (3) hours thereafter, on June 2, 2026, that being the first Tuesday of that month.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Beneficiary's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. The sender of the Notice is Diann M. Bartek and can be notified of the active duty military service at 112 E. Pecan, Suite 1800, San Antonio, Texas 78205.

Executed in multiple originals on this 11th day of May, 2026.

Angela Zavala

James L. Hollerbach, Taylor Grantham,
Sharlet Watts, Angela Zavala, Michelle
Jones, and Richard Zavala, Jr.,
Substitute Trustee
6700 N. New Braunfels Avenue
San Antonio, Texas 78209

#44 Pg3

STATE OF TEXAS §
 §
COUNTY OF Hays §

This instrument was acknowledged before me on the 11th day of May, 2026, by ~~James L. Hollerbach, Taylor Grantham, Sharlet Watts, Angela Zavala, Michelle Jones, or Richard Zavala, Jr.,~~ Substitute Trustee, on behalf of said Trust.



Michelle Jones

Notary Public, State of Texas

REAL PROPERTY DESCRIPTION

Being 0.112 acres of land, more or less, out of and a part of Lot B, Block 1, of the B.W. Breeding Addition, a subdivision of Hays County, Texas, according to the map or plat thereof, recorded in Volume 0, Page 202, Deed Records, Hays County, Texas, and being that same property conveyed in a Distribution Deed, recorded in Document No. 23031275, Official Public Records, Hays County, Texas, and described in a Deed recorded in Volume 66, Page 185, Deed Records, Hays County, Texas; said 0.112 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch Iron rod found for the North corner of this 0.112 acres, same being the East corner of the Blanco Gardens, LLC tract (Document No. 20006564) and on the southwest Right-of-Way of Jackman Street, same also being the POINT OF BEGINNING;

THENCE along the southwest Right-of-Way of said Jackman Street, South 46° 18' 21" East (called Southerly), a distance of 55.42 feet (called 55-1/2 feet) to a 5/8- inch iron rod found for the East corner of this 0.112 acres, same being the North corner of the Will G. Barber tract (Volume T, Page 19);

THENCE along the line common to this 0.112 acres and said Barber tract, South 44° 08' 03" West, a distance of 88.38 feet (called 88.89 feet) to a point for the South corner of this 0.112 acres, same being the West corner of said Barber tract and on the northeast boundary line of the Annie Mae Freeman Greenwood tract (Volume 3666, Page 514);

THENCE along the line common to this 0.112 acres and said Greenwood tract, North 46° 18' 21" West (called Northerly), a distance of 55.42 feet (called 55-1/2 feet) to a 5/8-inch Iron rod found for the West corner of this 0.112 acres, same being the North corner of said Greenwood Tract, and the East corner of Lot D, Block 1, of said Breeding Addition, same also being the South corner of said Gardens tract;

THENCE along the line common to this 0.112 acres and said Gardens tract, North 44° 08' 03" East, a distance of 88.38 feet (called 88.89 feet) to the POINT OF BEGINNING, and containing 0.112 acres of land, more or less.

Commonly known as 214 Jackson St., San Marcos, Texas, 78666-5413

Exhibit "A"

#45 Pg 1

FILED
HAYS COUNTY, TEXAS
at 2:24 o'clock P M.

26-391528

Notice of Substitute Trustee's Sale

MAY 11 2026

Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)

Robert Martinez
COUNTY CLERK

Deed of Trust Date: April 10, 2020	Original Mortgagor/Grantor: BRITNIE NICHOLE ORTEGA AND ROBERT MARTINEZ
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CRONERSTONE HOME LENDING, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
Recorded in: Volume: N/A Page: N/A Instrument No: 20014392	Property County: HAYS
Mortgage Servicer: Selene Finance LP	Mortgage Servicer's Address: 3501 Olympus Blvd, Suite 500, Dallas, Texas 75019

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures: Note in the original principal amount of \$350,424.00, executed by BRITNIE NICHOLE ORTEGA AND ROBERT MARTINEZ and payable to the order of Lender.

Property Address/Mailing Address: 340 BARETTA LOOP, BUDA, TX 78610

Legal Description of Property to be Sold: LOT 11, BLOCK B; OF SUNFIELD, PHASE THREE, SECTION FOUR, A SUBDIVISION IN HAY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORD IN DOCUMENT NUMBER 18044593, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS.

Date of Sale: June 02, 2026	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: THE SOUTH DOOR OF THE HAYS COUNTY GOVERNMENT CENTER AT 712 SOUTH STAGECOACH TRAIL OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, the owner and holder of the Note, has requested Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL



#45 Pg 2

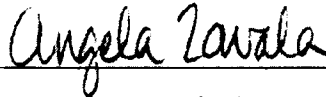
CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Tejas Corporate Services, LLC whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



SUBSTITUTE TRUSTEE

Tejas Corporate Services, LLC, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:
(470)321-7112

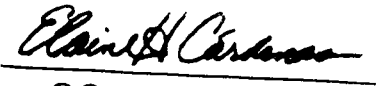
#46 Pg 1

Notice of Substitute Trustee Sale

FILED
HAYS COUNTY, TEXAS
at 2:24 o'clock P M.

MAY 11 2026

F26-00062 TX
6723127950 | 7241036180



COUNTY CLERK

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: **06/02/2026**
Time: The sale will begin no earlier than **01:00PM** or no later than three hours thereafter. The sale will be completed by no later than 4:00 PM. (**Attention all bidders: cashier's checks must be made payable to Assured Lender Services, Inc.**)
Place: **Hays County, TX at the following location: The South door of the Hays County Government center at 712 South Stagecoach Trail, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

Property To Be Sold - The property to be sold is described as follows:

Lot 8, Block 1, Conway Addition, Section IV, a subdivision in Hays County, Texas, according to the map or plat recorded in Volume 9, Page 143, of the Plat Records of Hays County, Texas.

APN: R97655 / 11-2011-0001-00800-3

Commonly known as: 623 Sturgeon Dr, San Marcos, TX 78666

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust, Security Agreement and Assignment of Leases and Rents, dated 05/30/2023 (the "Deed of Trust") and recorded in the office of the County Clerk of Hays County, Texas, recorded on 06/07/2023 as Document No. 23020449 of the Real Property Records of Hays County, Texas.

Trustor(s): M.A.H.N. Properties LLC, a Texas limited liability company Original Beneficiary: Velocity Commercial Capital, LLC, a California Limited Liability Company
Current Beneficiary: U.S. Bank Trust Company, National Association, as Indenture Trustee for VCC 2026-MC1 Trust Loan Servicer: PHH Mortgage Services
Current Substituted Trustees: **Taylor Grantham, Sharlet Watts, Angela Zavala, Michelle Jones, Richard Zavala, Jr, Michele Sanders or Cherie Maples**

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the

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deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The present Beneficiary under the Deed of Trust has elected to conduct a unified foreclosure sale pursuant to the provisions of Texas Business and Commercial Code § 9.604 (a) and to include in the non-judicial foreclosure pursuant to the power of the sale granted by the deed of trust described in this Notice of Trustee's Sale all of the personal property and fixtures described in within the loan documents. The present Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the present Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and Notice of Trustee's Sale. The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$525,000.00, executed by M.A.H.N. Properties LLC, a Texas limited liability company, and payable to the order of Velocity Commercial Capital, LLC, a California Limited Liability Company; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of M.A.H.N. Properties LLC, a Texas limited liability company. U.S. Bank Trust Company, National Association, as Indenture Trustee for VCC 2026-MC1 Trust is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses.

NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

U.S. Bank Trust Company, National Association, as Indenture Trustee for VCC 2026-MC1 Trust
2945 Townsgate Rd, Suite 110
Westlake Village, CA 91361
Brooke McCullough
bmccullough@velocitycommercial.com
(818) 338-9799

Dated: May 11, 2026

Taylor Grantham, Sharlet Watts, Angela Zavala, Michelle Jones,
Richard Zavala, Jr, Michele Sanders or Cherie Maples

Angela Zavala
Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Phone: (714) 508-7373
Fax: (714) 505-3831

AFTER RECORDING, PLEASE RETURN TO:

Assured Lender Services, Inc.
111 Pacifica, Suite 140
Irvine, CA 92618
Attn: Trustee Department

Certificate of Posting

I, Angela Zavala do hereby certify that I am a citizen of the United States of America, over the age of 18 years, and competent, to be a witness relating to the matters herein

I declare under penalty of perjury that on May 11, 2026 I filed the Notice of Sale at the office of the Hays County Clerk and caused same to be posted at the Hays County courthouse.

Signature: Angela Zavala

Declarants Name: Angela Zavala

Date: May 11, 2026